

For Sale

Farm Land

34 Acres | \$25,000 / AC

34 +/- Acres

1541 Union Church Road

1541 Union Church Road
Watkinsville, Georgia 30677

Property Highlights

- Level Topo
- Open Pastureland
- Corner of Union Church Road and Evans Road
- Old Duplex 2,600SF is included with the 34+/- Acres
- Over 750 feet of frontage on Union Church Road
- Oconee County Water at Road and Septic
- Small Cow Pond/Watering Hole

Property Description

This beautiful farmland is centrally located in the heart of Oconee County at the corner of Union Church Road and Evans Road. It features picturesque pastureland and a small cow pond/watering hole. The property has over 750 feet of frontage on Union Church Road. There is currently an old duplex on the property that could either be renovated and turned into a rental for income or demolished to open up the corner of the property to the beautiful views of the pastures and wood line behind it. This would make an exceptional farm, recreational property, or family home-place.

OFFERING SUMMARY

Sale Price	\$850,000
Lot Size	34.0 Acres

VIEW PROPERTY VIDEO

For more information

Brian Elrod, CCIM

O: 706.553.1000 | C: 678.859.6110
brian@naielrod.com

Daniel Bennett, CCIM

O: 706.553.1000 | C: 706.340.6066
daniel@naielrod.com

Additional Photos



Additional Photos



Tract #1
34+/- Acres

Evans Rd

Union Church Rd

Additional Photos



Location Maps

